



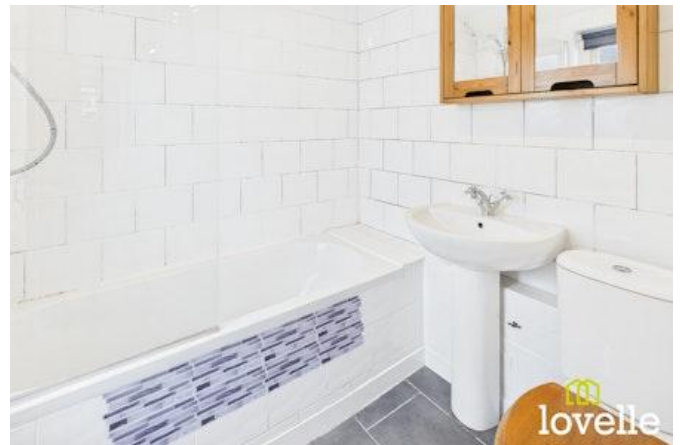
Cornwall Street, Cottingham, East Riding of Yorkshire
Offers over £130,000





KEY FEATURES

- Two bedrooms
- Popular location
- End of terrace
- Transport links
- Courtyard garden
- Open plan lounge and diner
- No chain
- First time buyers
- Close to amenities
- Total area 68 square metres
- EPC rating D



DESCRIPTION

Situated within a popular residential cul-de-sac, in the desirable village of Cottingham, this two bed end of terrace property would be an ideal first time buyers property.

Step inside the porch and into the open plan living dining area which offers a good amount of space for living and entertaining, with windows to the front elevation and windows to the rear offering plenty of natural light. There is also a storage cupboard for extra space!

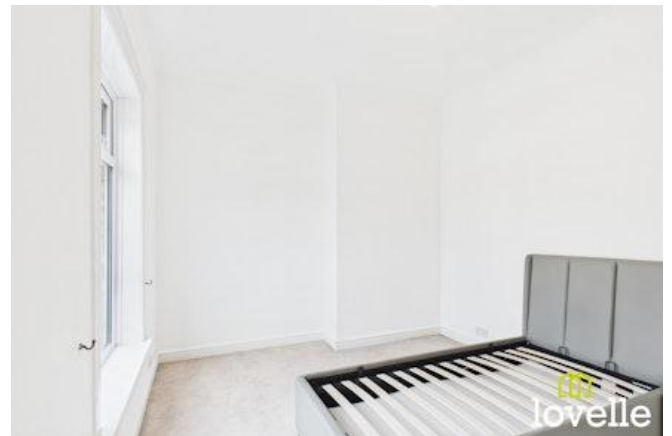
Through to kitchen, offering a range of fitted wall and base units, integrated fridge/ freezer, gas hob and cooker. With windows to the side elevation allowing for natural light and the door to access the rear courtyard garden.

The bathroom at the rear of the property features a three piece suite comprising of bath with over head shower , WC , basin and heated towel rail.

On the first floor of the property you will find two good side bedrooms, one with the window over looking the garden at the rear and one with windows to the front elevation.

Outside the property to the front is a low walled front garden. To the rear of the property you will find the low maintenance courtyard garden area with a shed and access to the side of the property.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Entry Hall

1.38m x 0.64m (4'6" x 2'1")

Enter into the porch and through to the lounge / dining area.

Living Room

6.96m x 3.35m (22'10" x 11'0")

Offering a good amount of space for living, dining and entertaining, with windows to the front elevation and windows to the rear offering plenty of natural light. There is also a storage cupboard for extra space, with the stair case leading to the first floor.

Kitchen

3.87m x 1.93m (12'8" x 6'4")

Through to kitchen, offering a range of fitted wall and base units, integrated fridge/ freezer, gas hobs and cooker. With windows to the side elevation allowing for natural light and the door to access the rear private garden.

Bathroom

1.98m x 1.8m (6'6" x 5'11")

The bathroom at the rear of the property features a three piece suite comprising of bath with over head shower , WC , basin and heated towel rail.

Bedroom One

3.9m x 3.01m (12'10" x 9'11")

A double bedroom with a large window to the front of the elevation offering plenty of natural light.

Bedroom Two

3.35m x 2.98m (11'0" x 9'10")

A second double bedroom with a large window to the rear of the elevation offering plenty of natural light while over looking the private garden.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

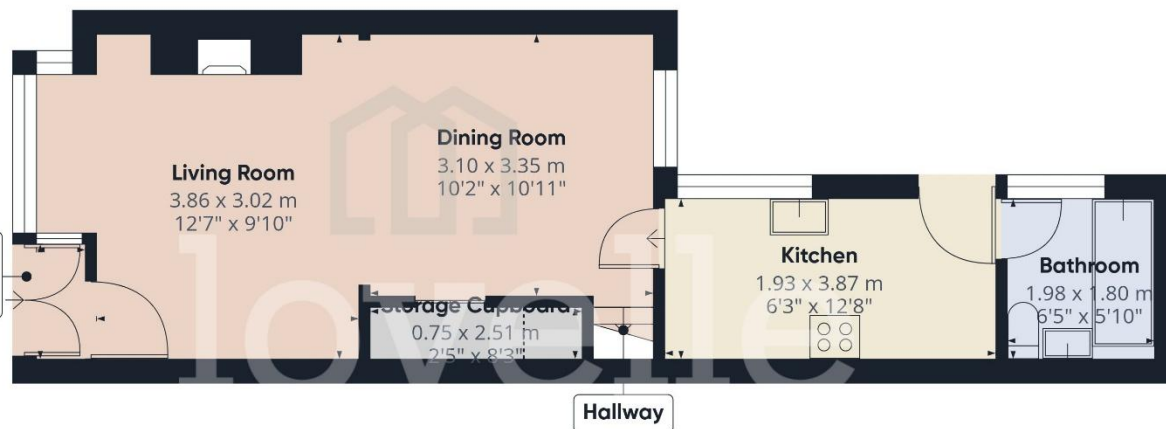
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

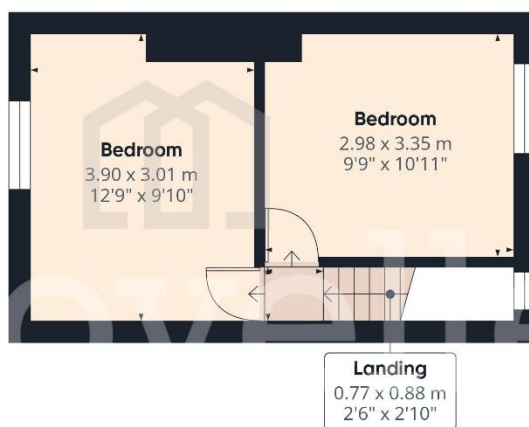


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1

Approximate total area⁽¹⁾60.5 m²652 ft²

Reduced headroom

0,5 m² 5 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

